

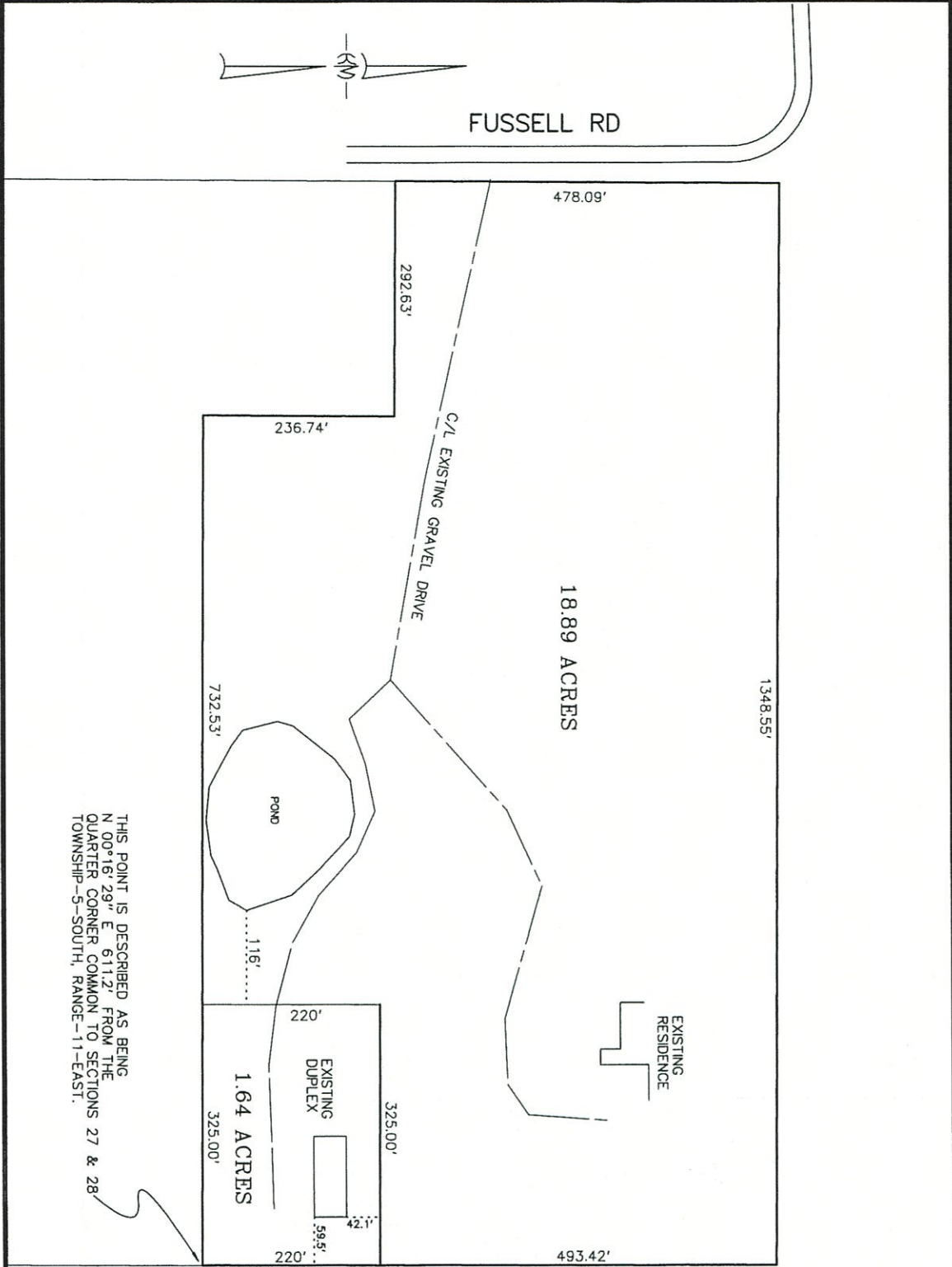
**EXHIBIT "A"**

**2023-3330-ZC**

A Certain Parcel of land situated in Section 28, T-5-S, R— 11 —E Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter Section Corner common to Sections 27 & 28, T-5-S, R— 11 —E, and measure North 00°16'29" East a distance of 611.21 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure North 89°41' 33" West a distance of 325.00 feet to a point; Thence North 00° 16' 29" East a distance of 220.00 feet to a point; Thence South 89°41' 33" East a distance of 325.00 feet to a point; Thence South 00°16' 29" West a distance of 220.00 feet to a point; which is the POINT OF BEGINNING, and containing 71,500.01 square feet or 1.64 acre(s) of land, more or less.



SKETCH OF PROPOSED ZONING CHANGE

1.64 ACRES IN SECTION 28  
TOWNSHIP-5-SOUTH, RANGE-11-EAST,  
G.L.D., ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 150'	DATE: 04-14-23
DRAWN: DRJ	JOB NO.: 23-064
REVISED:	



2023-3330-ZC

A-1

21

22

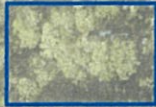
A-1

KENZIE

40

FUSSELL

T5-R11E



A-1

28

A-1A

JENKINS

27

ALMA SHARP

PARKER

DOUG JARRELL



## ST. TAMMANY PARISH COUNCIL

## RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6802COUNCIL SPONSOR: MS. TANNERPROVIDED BY: COUNCIL STAFF

RESOLUTION TO VACATE, IN PART, THE MORATORIUM ORIGINALLY ESTABLISHED BY ORDINANCE C.S. NO. 22-4832 AND MOST RECENTLY EXTENDED BY ORDINANCE C.S. NO. 23-5149 ON THE RECEIPT OF SUBMISSIONS BY THE PARISH ZONING COMMISSION FOR THE REZONING OF PROPERTY WHICH WOULD RESULT IN AN INCREASE IN THE ALLOWABLE DENSITY OF A RESIDENTIALLY-ZONED PARCEL GREATER THAN A-4 (FOUR [4] UNITS PER ACRE), A PLANNED UNIT DEVELOPMENT OVERLAY ("PUD"), OR A TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT ("TND"), SPECIFICALLY THE 1.64 ACRE PARCEL OF LAND LOCATED ON THE EAST SIDE OF FUSSELL RD., EAST OF FITZGERALD CHURCH RD., COVINGTON (WARD 2, DISTRICT 6).

WHEREAS, on March 05, 2022, the Parish Council adopted Ordinance C.S. No. 22-4832, establishing a Parishwide moratorium and subsequently extended the said moratorium four [4] times with the most recent being Ordinance C.S. No. 23-5149, extending the moratorium on the receipt of submissions by the Parish Zoning Commission for the rezoning of property which would result in an increase in the allowable density of a residentially-zoned parcel greater than A-4 (four [4] units per acre), a Planned Unit Development Overlay ("PUD"), or a Traditional Neighborhood Development District ("TND"); and

WHEREAS, the owner of a 1.64 acre parcel of land located on the east side of Fussell Rd., east of Fitzgerald Church Rd., Covington has requested that the moratorium be lifted on this property; and

WHEREAS, it has been determined that the lifting of the moratorium on the aforementioned property will not have adverse effects on the infrastructure.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES, that pursuant to Chapter 2, Article XVI, Sec. 2-264 of the Code of Ordinances, the Parish Council vacates, in part, the moratorium established by Ordinance C.S. No. 22-4832, and any subsequent extension thereof, to remove therefrom the restriction of the receipt of submissions to the Parish Zoning Commission for the rezoning of a 1.64 acre parcel of land located on the east side of Fussell Rd., east of Fitzgerald Church Rd., Covington (Ward 2, District 6).

MOVED FOR ADOPTION BY: MS. O'BRIENSECONDED BY: MR. CANULETTE

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:


YEAS: DEAN, FITZGERALD, CAZAUBON, LORINO, TOLEDANO, TANNER, DAVIS, CANULETTE, SMITH, O'BRIEN, LAUGHLIN, BINDER, AIREY, RANDOLPH (14)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 3<sup>RD</sup> DAY OF AUGUST,  
2023 AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING  
PRESENT AND VOTING.

  
\_\_\_\_\_  
JACOB "JAKE" A. AYREY, COUNCIL CHAIR

ATTEST:

  
\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK



Administrative Comment

October 5, 2023

Department of Planning & Development



ZONING STAFF REPORT  
2023-3330-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington; S28, T5S, R11E; Ward 2, District 6      **Council District:** 6

**Owner:** Judith LaCroix      **Posted:** August 11, 2023

**Applicant:** Robert A LaCroix      **Commission Hearing:** September 5, 2023

**Size:** 1.64 acres      **Prior Determination:** Postponed at June 6, 2023 and July 5, 2023 Meetings

**Determination:** Approved



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-5 Two-Family Residential District

**Future Land Use**

Rural and Agricultural

**Flood Zone**

Effective Flood Zone A

Preliminary Flood Zone X

**Critical Drainage:**

No

**FINDINGS**

- 1. The applicant is requesting to rezone the 1.64-acre parcel from A-1 Suburban District to A-5 Two-Family Residential District. The property is located on the east side of Fussell Road, east of Fitzgerald Church Road, Covington.

*Zoning History*

- 2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District

*Site and Structure Provisions*

- 3. The subject property is a 1.64-acre portion of a larger 20.53-acre parcel of land which is primarily wooded and developed with a duplex.

*Compatibility or Suitability with Adjacent Area*

- 4. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-1 Suburban District

- 5. The subject property abuts rural land primarily zoned A-1 Suburban District on all sides, except to the east where it abuts A-1A Suburban District zoning.
- 6. A zoning change to the A-2 Suburban zoning District designation was originally to subsequently apply for minor subdivision with the objective of creating an individual 1.64-acre legal lot of record.

**Administrative Comment**

**October 5, 2023**

**Department of Planning & Development**



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PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

However, it was determined that since the property is developed with an existing duplex, the A-5 Two-Family Residential District would be more appropriate to bring the use in compliance with the appropriate zoning district.

7. The A-5 Two-Family Residential District is currently part of a Parish-wide moratorium that prohibits high-density rezoning for all properties in St. Tammany Parish. The moratorium restricts the rezoning of properties to the following classifications: A-4A Single-Family Residential District, A-5 Two-Family Residential District, and A-6/A-7/A-8 Multiple-Family Residential District(s). Since the subject property was vacated from the Parish-wide moratorium as of Resolution No. C-6802, the 1.64 acre portion of the subject 23.53 acre property can be considered to be rezoned to the A-5 Two-Family Residential District.
8. If approved, the applicant can apply for a minor subdivision of the 20.53-acre parcel and create a legal 1.64-acre lot of record.
9. Staff has no objection as this corrects a zoning classification issue.

*Consistency with New Directions 2040*

**Rural and Agricultural** areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.



Administrative Comment

October 5, 2023

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